

77 00444

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JAN 17 1977

UNIVERSITY OF CALIFORNIA

CERTIFICATION OF ADOPTION

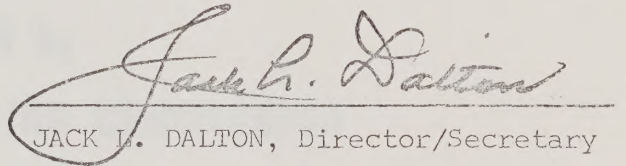
KERN COUNTY PLANNING COMMISSION

By Resolution Number 17-76 , the Kern County Planning Commission adopted the herein contained "Rio Bravo Specific Plan", Kern County, California after conducting a public hearing in compliance with all statutory requirements of the State of California and all ordinance requirements of the County of Kern.

Certified this 2nd day of February, 1976



IVAN E. R. BEAVAN, Chairman
Kern County Planning Commission

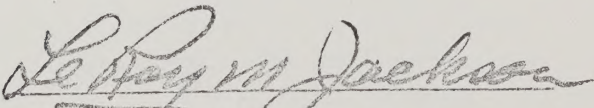


JACK L. DALTON, Director/Secretary

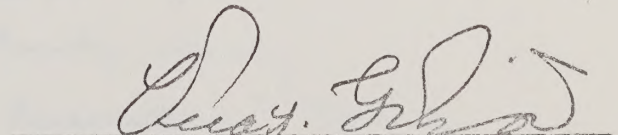
KERN COUNTY BOARD OF SUPERVISORS

By Resolution Number 76-158, the Kern County Board of Supervisors adopts the herein contained "Rio Bravo Specific Plan", Kern County, California, after receiving a recommendation thereon from the Kern County Planning Commission and conducting a public hearing pursuant to all statutory requirements of the State of California and all ordinance requirements of the County of Kern.


Certified this 15th day of March, 1976



LEROY M. JACKSON, Chairman
Kern County Board of Supervisors



VERA K. GIBSON, County Clerk and
Ex-Officio Clerk of the Board of
Supervisors



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C123317323>

INSTITUTE OF GOVERNMENTAL AFFAIRS
108 PHILOSOPHY HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CALIF. 94720

RIO BRAVO SPECIFIC PLAN

Prepared by
KERN COUNTY PLANNING COMMISSION

February 2, 1976

Subdivisions	Kern Co.
Land Utiliz.	"
County planning	"
Recreation	Tennis

77 00444

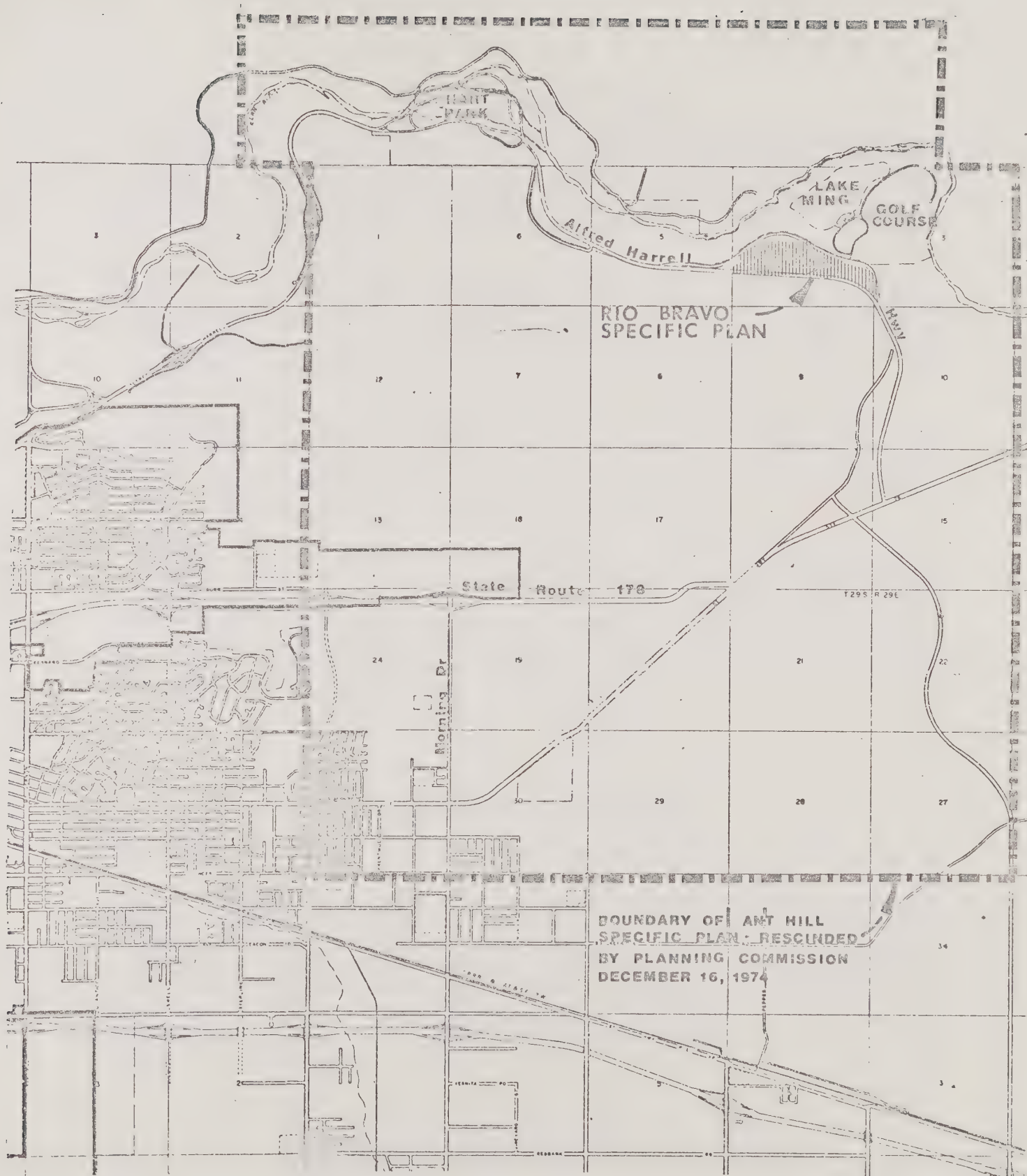
INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
109 PHILOSOPHY HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CA 94720

INDEX

RIO BRAVO SPECIFIC PLAN

<u>Item</u>	<u>Page</u>
Authority and Designation.	1
Environmental Impact Report.	1
Specific Plan Requirements and Procedure	1
Land Use	
Residential.	3
Recreational Facilities.	5
Circulation	
Existing Streets and Highways.	7
Proposed Streets and Highways.	7
Street Names or Numbers.	9
Proposed Widths with Respect to Prospective Standards for Construction and Maintenance	10
Other Transportation Facilities, Public or Private	11
Housing	
Standards for Population Density and Building Density.	13
Permissible Types of Construction.	13
Provisions for Water Supply.	15
Provisions for Sewage Disposal	16
Provisions for Storm Water Drainage.	17
Solid Waste Disposal	18
Conservation	
Conservation - Development and Utilization of Natural Resources, Including:	
Underground Waters	19
Surface Waters	19
Forests.	20
Vegetation and Soils	20
Rivers, Creeks, and Streams.	21
Fish and Wildlife.	21
Standards for Flood Control.	22
Standards for Prevention and Control of Pollution of Rivers, Streams, and Creeks	22
Standards Relating to Land Use in Stream Channels and Other Areas Which Affect Fish, Wildlife, and Other Natural Resources.	22
Standards for Prevention, Control, and Correction of Soil Erosion Caused by Subdivision Roads and Other Sources.	22
Standards of Protection of Watershed Areas	23

Open Space	
Natural Resource Lands	24
Agricultural Lands	24
Recreation Land.	24
Scenic Highways.	25
Safety	25
Seismic Safety	26
Noise.	28
Air Quality.	28



VICINITY MAP
RIO BRAVO SPECIFIC PLAN
Kern County Planning Commission

AUTHORITY AND DESIGNATION

On September 11, 1973, the Kern County Planning Commission recognized a need for planning studies northeast of Bakersfield and, pursuant to Section 65450 of the Government Code, State of California, instructed the Planning staff to prepare a specific plan for an area designated as "The Ant Hill Planning Area." (For extent of area, see Vicinity Map.)

The Ant Hill Specific Plan Area contained approximately 19,200 acres of varied character, ranging from agricultural, recreational, natural resource to residential and other varied land uses. At the time Ant Hill Planning Area was designated, development of Rio Bravo Tennis Ranch, a small portion of the planning area, was in process.

Residential proposals appurtenant to Rio Bravo Tennis Ranch expedited the need for studies in that immediate vicinity. Pursuant to Section 11000.5 of the Business and Professions Code, State of California, the residential proposals were determined to be "a land project," which required adoption of a specific plan prior to any further considerations.

On December 16, 1974, the Planning Commission rescinded its designation of the Ant Hill Specific Plan and, in lieu thereof, authorized preparation of Rio Bravo Specific Plan. In consideration of the rescission, the Planning Commission determined there is reason to study all the Ant Hill Planning Unit; but the area is so large and varied, it would be cumbersome under a single study and, therefore, should be approached as a phased project, with Rio Bravo being the first phase.

ENVIRONMENTAL IMPACT REPORT

An Environmental Impact Report has been prepared and filed for this project.

The Planning Commission found that the final Environmental Impact Report was completed in compliance with the California Environmental Quality Act and the State and County Guidelines. The Commission reviewed and considered all the information contained in said final Environmental Impact Report before making its decision on this project. Because of the pertinent information contained in the final Environmental Impact Report, said report is hereby adopted as part of the Rio Bravo Specific Plan.

SPECIFIC PLAN REQUIREMENTS AND PROCEDURE

Section 65451 of the California Government Code requires that a specific plan address each mandatory element of a general plan, as well as all types of land uses.

Discussion of the following general plan elements must, therefore, be included in the Rio Bravo Specific Plan:

1. Land Use Element
2. Circulation Element
3. Housing Element
4. Conservation Element
5. Open Space Element
6. Scenic Highways Element
7. Safety Element
8. Seismic Safety Element
9. Noise Element

Legislation also requires discussion of the following types of land uses in a specific plan:

1. Residential
2. Business
3. Industry
4. Open space
5. Agriculture
6. Recreational facilities
7. Educational facilities
8. Churches and related religious facilities
9. Public buildings and grounds
10. Liquid and solid waste disposal facilities

Because land uses within the Rio Bravo Specific Plan are confined basically to residential and recreational facilities, these are the only types of land uses discussed in detail in this plan. For information regarding other above-mentioned uses as they relate to this plan, see Final Environmental Impact Report.*

Although educational facilities are not proposed or required within the plan area as a land use consideration, school bus stops will be necessary. Discussion concerning this requirement is included under the Circulation section.

Liquid and solid waste facilities are included under the Housing section of this report, since sewage disposal is proposed to be accomplished by individual septic tank/leaching systems and a solid waste disposal site exists beyond the plan boundary.

* An index to the Final Environmental Impact Report, keyed to the requirements of this plan, is included in the appendix of this report.

LAND USE

RESIDENTIAL

ANALYSIS

The two areas proposed for residential development are presently zoned R-1. This zone classification would permit an overall density of five dwelling units per gross acre (maximum of 585 dwelling units). The developer's proposal will reduce the zoned density by approximately 48 percent. The resultant density will be more in keeping with adjacent recreational land uses.

The Land Use Element of the Kern County General Plan designates the portions of the specific plan proposed for residential use as "suburban residential." This designation provides for a density range of one to four dwelling units per gross acre, and further provides that dwelling units may be clustered where conditions are suitable. The proposed uses and densities are compatible with the Land Use Element.

Two types of residential use are proposed within the specific plan: a condominium development, and a single-family residential-lot subdivision.

The condominium proposal will affect 67 acres lying west of Rio Bravo Tennis Ranch. (See specific plan map.) It is projected that 200 single-family units will be constructed in "clusters" ranging from two units to eight units. The number of units in each "cluster" is primarily dependent upon existing and planned topographic conditions on the site. Based on the proposal, overall density will be three dwelling units per gross acre. Approximately 23 acres will be utilized for "clusters" and local circulation, leaving a balance of 44 acres for landscaping, waterways, lakes, play areas, and undeveloped open space.

The subdivision, consisting of 80 single-family residential lots, is proposed for development on 50 acres lying east of Lake Ming Road and Rio Bravo Tennis Ranch. The projected density for this area will be 1.6 dwelling units per gross acre. Greenbelt areas could be provided along the perimeter and within this development to soften structural lines and provide continuity of landscaping throughout the plan.

The existing R-1 zone classification should be changed to reflect proposed residential densities. Since proposed densities are less than presently permitted by right, the change of zone classification could be initiated by the Planning Commission.

RECOMMENDATIONS

1. Residential types and densities shall be as set forth on the specific plan map, and as follows:

Condominium Development

- a. Condominium development shall be confined to the area within the north half of the southwest quarter of Section 4, T29S, R29E, lying north of Alfred Harrell Highway and south of County Road No. 711 (consisting of approximately 67 acres). No other type of residential use will be permitted within this area.
- b. A maximum of 200 single-family condominium units may be developed within the above-described area. (The resultant density will be approximately three dwelling units per gross acre.)
- c. Units shall be clustered to provide open space areas.
- d. Development shall be by approved tentative subdivision map, with recordation of a final subdivision map and precise development plans.

Single-family Residential-lot Subdivision

- a. Single-family residential-lot subdivision shall be confined to the area lying north of Alfred Harrell Highway, south of and west of County Road No. 711, and east of Lake Ming Road (consisting of approximately 50 acres).
 - b. A maximum of 80 single-family residential lots may be approved within the above-described area. (The resultant overall density will be 1.6 dwelling units per gross acre.)
 - c. Landscape easements shall be provided along the perimeter of the subdivision. The extent and location of these easements will be reviewed by the Planning Commission at the tentative tract map stage.
 - d. A tentative subdivision map shall be approved and a final tract map recorded prior to commencing with any work.
2. Zoning classifications consistent with the established residential densities should be effected where necessary.
 3. Mobilehomes shall not be permitted within the specific plan boundary.
 4. Parcel mapping for the purpose of creating residential lots shall not be allowed within the specific plan boundary.
 5. An architectural control board shall be established for the single-family residential-lot subdivision.

IMPLEMENTATION

1. That the Planning Commission initiate a change of zone to zone classifications compatible with overall densities. In addition to residential density zoning, a P-D (Precise Development) overlay zone shall be applied to the condominium development.
2. Deed restrictions establishing architectural controls and providing for a control board shall be recorded simultaneously with recordation of the single-family residential subdivision tract map. Tentative deed restrictions shall be reviewed and approved by the Planning Director prior to recordation.
3. Review of tentative subdivision maps pursuant to "Land Division Ordinance of Kern County" and the requirements of this specific plan. The tentative map for the individual lot subdivision shall reflect a street and lot design similar to that shown on the specific plan map.
4. Review of precise development plans as to compliance with Article 25.1 of the Kern County Zoning Ordinance and the requirements set forth in this specific plan.

RECREATIONAL FACILITIES

ANALYSIS

The Rio Bravo Tennis Ranch, a private recreational development, presently exists within the boundary of the specific plan.

A variety of county-maintained recreational facilities exists in the immediate vicinity of the plan area. These include: an 18-hole golf course; a group picnic area; overnight camping facilities; public picnic area; Lake Ming (power boats and water skiing); and the Kern River (fishing).

The improved portion of Kern River Park (Hart Memorial Park), approximately two miles northwest of the Rio Bravo Specific Plan, provides a variety of public facilities for recreational purposes.

The condominium project contains proposals for development of two small lakes, swimming pools, and a park/playground. These facilities will be available to residents only.

No recreational facilities are proposed within the single-family residential subdivision.

Public recreational facilities appear unwarranted within the specific plan because of its immediate orientation to Kern River Park and other existing public recreational facilities.

RECOMMENDATION

1. Private recreational facilities for Rio Bravo Tennis Ranch shall be as adopted on Precise Development Plan 104-4-2, as modified.
2. Private recreational facilities within the condominium development shall be reviewed as a part of a precise development plan(s).

IMPLEMENTATION

1. Completion of facilities for Rio Bravo Tennis Ranch as shown on Precise Development Plan 104-4-2, as modified.
2. Adoption of a precise development plan for condominium development.

CIRCULATION

EXISTING STREETS AND HIGHWAYS

ANALYSIS

Existing streets and highways within the specific plan bear the following classifications and design standards:

1. Alfred Harrell Highway (County Road No. 2239)
Classification: County expressway
Right-of-way width: Minimum of 190 feet in vicinity of specific plan
Existing traffic lanes: Two, one each direction
Access to adjacent properties: Limited to Lake Ming Road in vicinity of plan area
2. Lake Ming Road (portion of County Road No. 2239)
Classification: Major highway
Right-of-way width: Minimum of 142 feet in vicinity of specific plan
Existing traffic lanes: Two, one each direction
Access to adjacent properties: Presently limited to private road serving Rio Bravo Tennis Ranch
3. County Road No. 711 (Old Alfred Harrell Highway)
Classification: Local road
Right-of-way width: 60 feet
Existing traffic lanes: Two, one each way
Access to adjacent properties: No restriction except topography
4. Road Serving Rio Bravo Tennis Ranch
Classification: Private road
Right-of-way width: 35-foot drive approach at entrance, 30-foot width within
Existing traffic lanes: Two, one each way
Access: No legal restrictions; topographic restrictions only

Existing streets and highways are of adequate widths and locations to serve the specific plan.

PROPOSED STREETS AND HIGHWAYS

ANALYSIS

Existing highways (Alfred Harrell and Lake Ming Road) provide excellent access to the Rio Bravo Specific Plan; therefore, no additional major or secondary highways will be necessary.

Although proposed roads within the project will be privately owned and maintained, construction should be in accordance with adopted Land Division Ordinance standards. Right-of-way widths may be reduced by eliminating

parking lanes. Where such a reduction is proposed, on-street parking must be prohibited. In order to compensate for loss of on-street parking, a comparable ratio of guest parking spaces should be provided in locations easily accessible to residential units.

RECOMMENDATIONS

1. Primary local circulation routes shall be provided within the condominium project in a manner similar to that shown on the specific plan map.
2. Local circulation routes through the single-family residential-lot subdivision shall be similar to those shown on the specific plan map.
3. Ultimate street design shall be in substantial accordance with approved tentative subdivision maps for all residential development.
4. Routes for emergency ingress and egress shall be provided in the general locations shown on the specific plan map.
5. Where right-of-way widths are reduced by elimination of on-street parking lanes, the following shall apply:
 - a. Off-street guest parking spaces shall be provided at the rate of 2.5 spaces per dwelling unit. (This is in addition to the two spaces required by the Zoning Ordinance for each dwelling unit.)
 - b. "No Parking" signs shall be provided along the routes.
 - c. Extent and location of parking areas shall be reviewed by precise development plan.

IMPLEMENTATION

1. Compliance with the requirements of the State Subdivision Map Act and the Land Division Ordinance of Kern County.
2. Parking areas paved with a minimum of two inches of asphaltic concrete.

STREET NAMES OR NUMBERS

EXISTING

ANALYSIS

Completion of the expressway for County Road 2239 has resulted in a conflict of street names affecting the plan area. County Road 2239 has been officially named "Alfred Harrell Highway," while the superseded route, County Road 711, retains the same name, preceded by the word "Old." The portion of County Road 711 lying west of Lake Ming Road presently provides limited access to fishing areas along the Kern River. Also, a portion of this road is proposed to serve as part of the circulation route and emergency ingress and egress for the condominium project. A change of name effected for County Road 711 would allow proper identification and eliminate confusion caused by conflicting street names.

RECOMMENDATION

A street name change should be effected for "Old Alfred Harrell Highway" (County Road No. 711).

IMPLEMENTATION

Planning Commission recommendation to Board of Supervisors for referral to Planning staff for study regarding street name change.

PROPOSED

ANALYSIS

Although private streets are proposed throughout the project, street names are necessary for direction and identification, particularly in the event of an emergency. Proposed street names should be reviewed by the Planning Department to eliminate and/or change those which may be in conflict with adopted policies.

RECOMMENDATION

All streets within the specific plan shall be named in accordance with the Land Division Ordinance of Kern County and adopted Planning Commission policy.

IMPLEMENTATION

Review and approval by the Planning Commission prior to recordation of final tract maps.

PROPOSED WIDTHS WITH RESPECT TO PROSPECTIVE
STANDARDS FOR CONSTRUCTION AND MAINTENANCE

ANALYSIS

Present road improvements within existing county alignments are adequate to serve the specific plan, with the possible exception of additional paving on Lake Ming Road to provide a left-turn lane at the entrance to the condominium/tennis club.

Private roads, constructed within a thirty-foot right-of-way, are proposed within the condominium project, while private roads, within a 60-foot right-of-way, are proposed for the single-family residential subdivision.

In essence, the condominium project is a planned unit development with single ownership in a dwelling unit and common ownership in all other areas. Because the roads within are proposed as private and will traverse only areas under common ownership, right-of-way widths are secondary in importance to improved traveled widths. Each traffic lane should be improved to a minimum of 12 feet, plus the necessary improvements for conveyance of street drainage. As previously mentioned under "Proposed Streets and Highways," parking lanes are not proposed within the condominium project, and "No Parking" signs will be required.

The use of a 60-foot right-of-way within the single-family residential subdivision is in accordance with adopted subdivision standards for local streets.

Control of surface drainage on roads is extremely important with respect to reducing maintenance. Although privately maintained, all roads within the specific plan should be improved in accordance with county standards for Type II Subdivisions. Such improvements would reduce the cost of maintenance assessed future homeowners.

RECOMMENDATIONS

1. The following standards shall be applicable to roads within the specific plan:

Condominium development primary circulation routes, including access

Improved traffic lanes: One each way, 12 feet wide

On-street parking: Prohibited; must be sign-posted accordingly

Off-street parking: 2.5 spaces per dwelling unit in addition to the two spaces required by the Kern County Land Use Zoning Ordinance

Curb and gutter: Concrete

Other roads

20 feet, curb to curb

Single-family Residential Subdivision

Right-of-way width: 60 feet

Improved traffic lanes: One each way, 10 feet wide

On-street parking: One each side, 8 feet wide

Curb and gutter: Concrete

2. All road improvements shall be in accordance with the standards set forth in the Kern County Land Division Ordinance for Type II Subdivisions.
3. An entity charged with road maintenance shall be formed for each type of residential development (one for the condominium and one for the subdivision) prior to sale of any lot or "space." The powers of the entities shall not be limited to road maintenance.

IMPLEMENTATION

1. Review of tentative subdivision maps and approvals to include, but not be limited to, the recommendations contained in the specific plan.
2. Review of legal documentation establishing maintenance entity(s) prior to recordation of final tract map(s).

OTHER TRANSPORTATION FACILITIES, PUBLIC OR PRIVATE

BUS FACILITIES: Population within the Specific Plan boundary would not warrant public transportation at this time. However, it is entirely feasible that this project may be conducive to expansion of development beyond the plan boundary. It is difficult to project a time certain for which public transportation would be in demand and become economically feasible.

Educational facilities have not been proposed, nor have they been required within the plan, since the projected ultimate population would not be sufficient to warrant providing such facilities. However, as mentioned above, development beyond the plan boundary may eventually require establishment of educational facilities.

Bus stops for school transportation should be provided in locations convenient to both residential areas within the plan. In designating these locations, consideration should be given to subsequent utilization for public transportation.

BIKE ROUTES AND PEDESTRIAN PATHS -- Bike routes and pedestrian paths would provide an excellent means of inner transporation, particularly within the condominium project. Properly planned, they also could establish routes of conveyance to adjacent recreational facilities. However, bike routes should be designed separate from pedestrian paths and, if proposed as a part of the general circulation system, an additional lane should be provided for this purpose.

RECOMMENDATIONS

1. A bus stop (or stops) shall be provided in a location(s) convenient to both residential areas within the specific plan.
2. If bike routes are proposed, they shall be separate from vehicular and pedestrian traffic.
3. A surfacing material, such as brick, decomposed granite, etc., should be used on bike routes and pedestrian paths to enhance percolation.
4. Where provided, all bike routes and pedestrian paths shall be appropriately sign-posted.
5. The entity charged with road maintenance also shall be responsible for maintenance of bus stops, bike routes, and pedestrian paths.

IMPLEMENTATION

1. Review of tentative tract maps and precise development plans as to compliance with the recommendations.
2. Review of covenants, conditions, and restrictions of the entity concerning maintenance prior to recordation of the document.

HOUSING

STANDARDS FOR POPULATION DENSITY AND BUILDING DENSITY

LOT SIZE

ANALYSIS

Residential densities within the specific plan have been established under Land Use section of this plan. (See page 4.) However, the proposed and recommended maximum densities are subject to area requirements for private sewage disposal facilities, based on standards established by the Regional Water Quality Control Board and the Kern County Health Department.

RECOMMENDATIONS

1. Minimum lot size and area requirements shall be based on requirements of Regional Water Quality Control Board and Kern County Health Department as they apply to individual sewage disposal systems and/or grouped private systems within the condominium development.
2. The developer shall comply with the requirements of the Health Department regarding submittal of data necessary to determine feasibility of lot areas with respect to individual sewage disposal systems.
3. In any case, the minimum lot sizes and building densities shall be as set forth under the Land Use section of this plan. (See page 4.)

IMPLEMENTATION

1. Compliance with the waste discharge requirements of the Regional Water Quality Control Board.
2. Compliance with requirements of Kern County Health Department.
3. That a change of zone be effected, as set forth under the Land Use section of this plan. (See page 5.)

PERMISSIBLE TYPES OF CONSTRUCTION

ANALYSIS

Rio Bravo Tennis Ranch exists within the plan boundary. This project has established a style of architectural design, materials, colors, and landscaping that should be utilized for all residential development. The visual impact resulting from the completed project must be stabilized. Visual continuity of the project will reduce impacts within the specific plan boundary.

Although the development will be in complete visual contrast with the surrounding hills, landscaping compatible with existing recreational areas will eventually blend the project, thereby reducing the visual impact.

RECOMMENDATIONS

1. Architectural design of residential units shall reflect a design similar to that established within the plan boundary by construction of Rio Bravo Tennis Ranch.
2. To reduce visual impact on the area, residential construction should be primarily confined to single-story structures, except as follows:
 - a. When natural slope is conducive, split-level design shall be permitted.
 - b. A second story should contain no more than 50 percent the square footage of the first-story dwelling area (excluding covered areas, garages, carports, etc.).
3. Architectural design, exterior materials, and colors shall be compatible for all development within the specific plan.
4. Where proposed, walls and fencing or any combination thereof shall be of design, materials, and colors that integrate with those of the primary structures.
5. It is suggested that individual perimeter lot fencing in the single-family residential subdivision be avoided and that screening of individual properties be accomplished through landscaping.
6. Structural orientation, architectural design, insulative materials, fenestration, and shade control through landscaping techniques should be incorporated into the project design in order to promote energy conservation.
7. Grading and compaction shall be as required by the Kern County Grading Ordinance.
8. Construction shall be in accordance with recommendations contained under the Seismic section. (See page 27.)

IMPLEMENTATION

1. The developer shall record deed restrictions for the single-family residential-lot subdivision reflecting the recommendations contained herein. Tentative deed restrictions shall be submitted to the Planning Director for approval prior to recordation.
2. Review of precise development plans for the condominium project as to compatibility with precise zoning and the specific plan recommendations.
3. Compliance with the requirements of the Uniform Building and Grading Codes.
4. Compliance with construction requirements set forth under the Seismic section of this plan.

PROVISIONS FOR WATER SUPPLY

ANALYSIS

The specific plan is located in the Olcese Water District, a California Water District, which obtains water from the Kern River. Treatment facilities have been constructed approximately 1/2 mile east of the specific plan boundary on the banks of Kern River. Treated water is pumped into a water storage tank with a capacity of 300,000 gallons. Location of the storage tank will permit a gravity flow of domestic water to the entire project. The temporary water supply permit issued by the Kern County Health Department to Olcese Water District on June 18, 1974, indicated that the system would provide an adequate domestic water supply to all development within the specific plan.

Fire flows will be required in addition to the required flow for domestic water.

RECOMMENDATION

1. All residential units shall have a domestic water supply in accordance with state and county requirements.
2. Fulfillment of recommendations under the Safety section of this plan.
(See page 26.)

IMPLEMENTATION

1. Review of tentative subdivision maps by the Planning Commission regarding compliance with the requirements of this section and applicable ordinances.
2. Compliance with the requirements of the Kern County Health Department, Environmental Health Division, for domestic water supply.

PROVISIONS FOR SEWAGE DISPOSAL

ANALYSIS

Septic tanks and leaching pits are proposed to be utilized throughout the entire project. Larger, centralized systems are proposed to serve groups of dwellings in the condominium development, while individual units are proposed for the single-family residential subdivision.

Septic tanks and leaching pits have been approved and are in use at the Rio Bravo Tennis Ranch.

Proper monitoring of private sewage disposal facilities is mandatory within the plan to protect surface waters and groundwater from degradation.

RECOMMENDATIONS

1. Septic systems shall be designed to the best practices permitted by current technology and codes.
2. Waste water shall be placed back into natural water cycle of the environment in accordance with "Nondegradation Policy" of the State of California.
3. Private sewage treatment facilities shall be monitored and maintained by the Olcese Water District.
4. Waste water percolating from leaching facilities shall not reach Lake Ming or Kern River.
5. Septic systems shall be in accordance with requirements of Regional Water Quality Control Board and Kern County Health Department, Environmental Health Division.

IMPLEMENTATION

1. Compliance with waste discharge requirements of Regional Water Quality Control Board.
2. Compliance with requirements of Kern County Health Department, Environmental Health Division.

PROVISIONS FOR STORM WATER DRAINAGE

ANALYSIS

Storm water drainage from the tennis ranch and condominium development is proposed to be collected in retention lakes located within the condominium project. Overflow would pass down the westerly channel, through an existing culvert under County Road No. 711, and eventually drain into the Kern River.

Drainage from the single-family residential subdivision is proposed to follow existing channels, pass through existing culverts, and eventually drain into Lake Ming.

If water quality at proposed discharge points becomes degraded below present quality, detention basins or other hydraulic devices should be utilized to protect water quality of Lake Ming and Kern River.

Proposed drainage facilities will be reviewed as tentative subdivision maps are submitted.

RECOMMENDATIONS

1. Storm drainage facilities shall be located and provided as recommended by the Kern County Public Works Department and the Kern County Planning Commission.
2. Storm drain system shall be designed to utilize existing drainage channels.
3. The entity charged with road maintenance shall be designated the responsibility of maintaining drainage facilities.

IMPLEMENTATION

1. Review and approval of proposed drainage facilities by Public Works Department and Planning Commission prior to construction.

2. Encourage landscaping and maintenance of drainage channels by designated entity.
3. Review of tentative subdivision maps with regard to proper street, lot, and/or building area drainage to designated channels.

SOLID WASTE DISPOSAL

ANALYSIS

It is proposed that solid waste disposal will be provided by an independent collector and deposited at the City of Bakersfield Sanitary Landfill site, approximately 4.5 miles southwest of the specific plan area.

The Kern County Health Department has granted a franchise to Superior Sanitation Service for refuse collection in the area of the specific plan.

Refuse collection within the condominium project could be difficult unless specific locations for this purpose are provided within each "cluster."

RECOMMENDATIONS

1. Provisions for solid waste disposal shall be in accordance with the requirements of the Kern County Health Department.
2. Locations for solid waste shall be designated within each "cluster" of the condominium project.

IMPLEMENTATION

1. Compliance with Kern County Health Department requirements.
2. Review of precise development plans regarding designated areas for solid waste disposal within condominium project.

CONSERVATION

CONSERVATION, DEVELOPMENT, AND UTILIZATION OF NATURAL RESOURCES, INCLUDING:

UNDERGROUND WATERS

Information contained in the Final Environmental Impact Report indicates that groundwater occurs at approximately 125 feet below the site. It is doubtful that the project will affect the quality of underground waters.

SURFACE WATERS

Existing surface waters in the vicinity of the specific plan are Kern River and Lake Ming, while two small lakes are proposed within the condominium project.

The Final EIR has determined that although leachate will not percolate to groundwater, it will percolate into the surface alluvial layer. On this basis, if not properly designed, disposal method of effluent could result in degradation of Kern River water and increase eutrophication rate of Lake Ming and two proposed lakes in the condominium project.

RECOMMENDATIONS

1. The quality of underground and surface waters shall not be degraded.
2. Treated waste water, percolating from leaching facilities, shall not reach Lake Ming, Kern River, or proposed lakes in condominium project.
3. Lake eutrophication shall be controlled by maintenance practices set forth by the condominium homeowners' association.
4. Proposed lake beds shall be treated to minimize percolation losses.
5. Controlled fertilizer and pesticide application practices shall be utilized to prevent surface water contamination. (See page 78, Final Environmental Impact Report.)

IMPLEMENTATION

1. Compliance with water discharge requirements of California Regional Water Quality Control Board.
2. Compliance with requirements of Kern County Health Department.
3. Planning Department review of tentative "Bylaws" of condominium homeowners' association regarding inclusion of lake maintenance.

FORESTS

No forests exist within or in vicinity of the plan area.

VEGETATION AND SOILS

Vegetation within the specific plan is essentially valley grassland, consisting of native California species as well as nonnative forms introduced in connection with the livestock industry.

Construction within the site and subsequent landscaping will result in loss of vegetation as it now exists. In order to reduce the impact of proliferation of undesirable plant species (i.e. tumbleweed, etc.), the use of native plant materials on the fringe of the development should be considered.

Efficient maintenance programs, including selective use of fertilizers, pesticides, and herbicides, will reduce downstream effects on native plant life.

In absence of vegetation or crop cover, raindrops may compact soil on reasonably flat surfaces to the degree that infiltration is rapidly reduced; while on steep slopes, water moving rapidly over the slopes causes erosion.

The spread of buildings and paved surfaces within the project will contribute to the frequency of high runoff peaks and potentially severe erosion.

Revegetation of denuded areas should occur soon after major grading work is completed in order to prevent surface erosion, encourage infiltration, and exclude undesirable species of vegetation.

RECOMMENDATIONS

1. Native and plant materials common to the area should be used on the fringe of the development and on steep slopes of drainage channels.
2. Upon completion of major grading operations, revegetation should occur as soon as practicable.

IMPLEMENTATION

1. Review of proposed landscaping as a part of precise development plans.
2. Grading operations shall be subject to approval by Building Inspection Department.
3. Encourage rapid revegetation of denuded areas.

RIVERS, CREEKS, AND STREAMS

Although there are no rivers, creeks, or streams within the plan boundary, Kern River lies north of the project area. For additional comments and recommendations, see "Surface Waters," under this section.

FISH AND WILDLIFE

Presently there are no bodies of water to contain fish within the plan boundary. Two lakes have been proposed as a part of the condominium development, which eventually may be stocked with fish. While the lakes may serve as part of the recreational facilities of the development, two problems could result. First, eutrophication could result in "strangulation" of life in the lakes, and inflow of drainage from the development could hasten this effect. Secondly, mosquitoes could find a likely breeding ground in the lakes if appropriate controls, such as formation of an entity for abatement, are not developed.

The final environmental impact report has concluded that impact of the project on wildlife will be minimal. Recreational lands adjacent to the plan boundary have been developed in a manner to enhance wildlife habitat for both migratory and native species.

Domestic animals, particularly the common cat, could cause excessive pressures on the food chain of wild animals in the area.

RECOMMENDATION

1. The condominium owners' association should be responsible for reducing the effects of eutrophication and for mosquito abatement.
2. Domestic animal control methods should be considered. This could be accomplished through covenants, conditions, and restrictions.

IMPLEMENTATION

1. Planning Commission review of tentative covenants, conditions, and restrictions as to compliance with the above recommendations.
2. Compliance with requirements of Kern County Health Department.

STANDARDS FOR FLOOD CONTROL

The specific plan area is not subject to flooding from adjacent watersheds and is well beyond the floodplain boundary of the Kern River. Local drainage within and through the area has been covered under "Housing, Provisions for Storm Water Drainage" on page 17.

STANDARDS FOR PREVENTION AND CONTROL OF POLLUTION OF RIVERS, STREAMS, AND CREEKS

Water quality is reviewed by the State of California in accordance with established standards of the Regional Water Quality Control Board. (See Surface Waters, page 17, for additional comments and recommendations.)

STANDARDS RELATING TO LAND USE IN STREAM CHANNELS AND OTHER AREAS WHICH AFFECT FISH, WILDLIFE, AND OTHER NATURAL RESOURCES

The alignment of natural drainage channels should not be altered. Certain alterations may be expected to occur during the construction phase, but the general alignments of channels should remain as they exist. This practice will have the least effect on adjacent lands.

RECOMMENDATIONS

1. The alignment of natural drainage channels shall not be altered.
2. Drainage channels shall be maintained free of debris and other foreign obstructions.

IMPLEMENTATION

1. Compliance with the requirements of the Kern County Public Works Department.

STANDARDS FOR PREVENTION, CONTROL, AND CORRECTION OF SOIL EROSION CAUSED BY SUBDIVISION ROADS AND OTHER SOURCES

Measures should be taken to prevent unsightly scarring of the land. Cuts, fills, and padding of lots should be minimized to preserve the natural

characteristics of the area. Revegetation and proper draining of roads and building areas is extremely important in the control of soil erosion. These requirements have been addressed under other sections of this plan.

STANDARDS OF PROTECTION OF WATERSHED AREAS

There are no major watersheds affecting the specific plan.

OPEN SPACE

NATURAL RESOURCE LANDS

ANALYSIS

There are no significant botanic communities, forests, or mineral resources within the project area. Although the specific plan is within the normal range of the San Joaquin kit fox, it may be concluded that previously established land uses within the general area have already displaced this rare and endangered species.

Soils and water have been covered under the Conservation section of this plan.

RECOMMENDATION AND IMPLEMENTATION

None required

AGRICULTURAL LANDS

ANALYSIS

Although designated as an urban influence area on the Open Space and Conservation Element of the Kern County General Plan, land within the specific plan has been used occasionally for extensive agricultural purposes.

No agricultural uses are being proposed within the boundaries of the specific plan. Development of the project would have a minute effect upon the livestock industry of Kern County.

Soils in the area are not conducive to intensive agricultural use.

RECOMMENDATION AND IMPLEMENTATION

None required

RECREATION LAND

Refer to Land Use section of this plan for comments on recreation land.

SCENIC HIGHWAYS

ANALYSIS

Alfred Harrell Highway has been designated as a possible County Scenic Route with adoption of the Scenic Highways Element of the Kern County General Plan. The specific plan area should be included within the scenic corridor when such corridor is established.

RECOMMENDATION

1. Project development should meet the standards set forth in the Scenic Highways Element.
2. "Official" designation as a County Scenic Highway should be sought for Alfred Harrell Highway.

IMPLEMENTATION

1. Compliance with the standards of Scenic Highways Element.
2. Review of tentative subdivision maps and precise development plans.

SAFETY

FLOODING

Although there are several defined drainage channels within the plan boundary, the area as it exists is not subject to flooding. If the dams proposed for water (drainage) retention are not properly engineered and constructed, a hazardous flood condition could be built into the condominium project.

RECOMMENDATION

1. Location of water retention facilities shall be in accordance with approved precise development plans.
2. The structures and/or methods proposed for water retention shall be as recommended and approved by the Kern County Public Works Department.

IMPLEMENTATION

1. Review of precise development plans by Planning Commission.

2. Review of structural proposals for water retention facilities by Kern County Public Works Department.

FIRE

Natural vegetation in the vicinity of the specific plan reaches a highly inflammable state during hot summer months. It is extremely important that the perimeter of the project be maintained in a fire-safe condition to protect life and property.

An adequate and reliable water supply established specifically for fighting fires is of primary importance to all types of development. This supply is normally provided in addition to the supply required for domestic purposes.

When conditions, such as private roads with control gates, restrict circulation, routes for emergency ingress and egress can be designed into the project to eliminate this problem.

RECOMMENDATION

1. Fire protection facilities and methods shall be provided as required by the Kern County Fire Chief.
2. A secondary means of ingress and egress shall be provided for each proposed residential area, as shown on the Specific Plan Map, or as required by the Fire Chief.
3. "Fire resistant" plant materials should be used on the fringe of the development.

IMPLEMENTATION

1. Review of tentative subdivision maps and precise development plans.
2. Compliance with the Uniform Fire Code, 1973 edition.
3. Compliance with fire protection requirements of Kern County Zoning Ordinance.
4. Compliance with weed abatement program and other fire prevention programs of Kern County Fire Department.

SEISMIC SAFETY

The proposed project is located in a seismically active area in which a Modified Mercalli earthquake intensity of IX may be anticipated. All structures within the plan boundary must be designed to resist the maximum anticipated intensity.

Kern County's Seismic Hazard Atlas indicates the extension of Round Mountain Fault through the plan area. Although listed as a surface fault, the exact location is unknown.

RECOMMENDATION

1. All structures shall be structurally designed to resist a Modified Mercalli intensity earthquake of at least IX.
2. Any geologic hazards within the specific plan boundary shall be identified on subsequent final subdivision maps.
3. Where faults are identified, proper building setbacks shall be provided. Setback requirements shall be based on geological and soils engineering investigations.

IMPLEMENTATION

1. Compliance with the Uniform Building Code.
2. Review of final subdivision maps regarding identification of geologic hazards.

MUDSLIDES

There are no major mudslide areas within the specific plan.

NOISE

ANALYSIS

It has been determined by the Kern County Health Department that the ambient noise environment at the project site is within acceptable limits for rural residential land uses, except when boat racing occurs at Lake Ming. Noise levels from sources on the project site are expected to be minimal and of little consequence.

Boat racing at Lake Ming has been reported to occur approximately eight weekends (16 days) per year. With weather permitting, water skiers frequent Lake Ming throughout the year.

Since the recreational nature of the area has been established for many years, mitigation measures should be employed by the developer of this project to reduce noise levels caused by recreational events.

RECOMMENDATION

Reduction of noise levels through layout, design, acoustical materials, landscaping, screening, etc. should be instituted as a part of this project. Possible mitigation measures might include:

1. Erection of sound barriers (e.g., walls, earthen berms, etc.). See appendix of Final Environmental Impact Report, page 8a, for sketch.)
2. Setback of residential areas to take advantage of sound attenuation by distance or natural barriers.
3. More stringent noise insulation standards.
4. That potential owners be made aware of occasionally objectionable noise levels.

IMPLEMENTATION

Compliance with the standards set forth in the Noise Element of the Kern County General Plan.

AIR QUALITY

ANALYSIS

Degradation of air quality in the area will occur as a result of additional vehicular use caused by habitation. Since future inhabitants of the project are expected to be from the Bakersfield urban area, there probably will be

little increase in overall air degradation due to motor vehicular use, except for additional trips generated by persons commuting from home to work, shopping, and visiting.

During construction of various phases of the proposed project, fugitive dust can create a negative impact on air quality in the general area of the project. Mitigation measures can be utilized to minimize this problem.

RECOMMENDATION

1. Dust control methods shall be employed to mitigate degradation of air quality during construction operations.
2. All roads and parking areas shall be paved as recommended under Circulation.

IMPLEMENTATION

1. Compliance with all federal, state, and county regulations regarding air quality.

APPENDIX

INDEX TO ENVIRONMENTAL IMPACT REPORT REFERENCE DATA APPLICABLE TO THE SPECIFIC PLAN FOR RIO BRAVO RANCH

	<u>Page</u>
 I. DESCRIPTION OF PROJECT	
General and Legal Description	1
Project Objectives.	1
Project Description	2
Condominium Development	2
Residential Development	2
Specific Improvements	3
Acreage Breakdown	4
Grading	5
Street Standards.	6
Water Consumption	6
Solid Waste	7
Energy.	7
Schedule of Development	7
Economic Considerations	8
Capital Cost Summary - Housing Facilities	9
Developer's Proposal - Engineer's Outline	17a
 II. ECONOMICS	
Economic Considerations	8
Capital Cost Summary - Housing Facilities	9
Land Value and Tax Rate Area.	53
Impact of Project on Economy.	74
Mitigation of Impact.	92
Preliminary Cost Estimate for Development	27a
Current Property Tax Billings	199a
Financing of Kern County Budget	200a
Budget and Financing Distribution - Kern County	201a
Kern County Budget.	202a
Municipal Operating Costs Attributable from	
Rio Bravo Development - 1977-1986	205a
Municipal Revenues Accruing from Rio Bravo	
Development - 1977-1986	206a
Calculations of Property Taxes Revenue 1977-1979.	207a
Estimated Hours of Labor Incurred by Project.	208a
Additional Regional Income from Project	210a
Additional Retail Sales and Sales Tax Revenues	
Resulting from Construction Activities for Project.	211a
Estimated Material Cost Requirements.	212a
 III. DEMOGRAPHICS	
Demographics of Kern County	51a
Impact of Project on Work Force	74

IV. LAND USE

A. HOUSING

Zoning and Land Use	40
Impact of Project on Zoning and Land Use.	74
Alternatives	
Reduction of Dwellings.	99
Alternate Site Layout	100
Location of Project	101
Justification of Land Use	104
Developer's Proposal.	17a

B. BUSINESS

Location of Existing Facilities	49
Growth-Inducing Impact.	108

C. INDUSTRY - Not Applicable

D. OPEN SPACE

Adverse Impact on Open Space (Visual)	93
Developer's (Engineer's) Comment.	22a

E. AGRICULTURE

Zoning and Land Use	40
-------------------------------	----

F. RECREATIONAL FACILITIES

Zoning and Land Use	40
Events at Lake Ming	42
Kern River Golf Course.	43
Developer's (Engineer's) Comment re:	
Existing and Future Facilities.	19a
Developer's (Engineer's) Comment re:	
Proposed Facilities	22a

G. EDUCATIONAL FACILITIES

Existing Schools and Enrollment	47a
Impact of Project on Educational Facilities	72
Unavoidable Adverse Effects	98
Developer's (Engineer's) Comment.	17a
Projected Requirements for Classrooms,	
Kern High School District	127a
Projected Requirements for Classrooms,	
Bakersfield City School District.	131a
Proposed Transportation to High School,	
Kern High School District	133a
School Busing	68

H. RELIGIOUS FACILITIES

Developer's (Engineer's) Comment.	19a
---	-----

I.	PUBLIC BUILDINGS AND GROUNDS	
1.	Law Enforcement Facilities	
	Existing Facilities	45
	Mitigation.	90
	Developer's (Engineer's) Comment.	18a
2.	Fire Protection Facilities	
	Existing Facilities	45
	Mitigation.	90
	Developer's (Engineer's) Comment.	18a
3.	Medical Facilities	
	Existing Facilities	49
	Impact of Project on Medical Facilities	73
	Unavoidable Adverse Effects on Medical Facilities	98
	Developer's (Engineer's) Comment.	19a
4.	Government Facilities	19a
5.	Impact of Project on Public Services.	70
6.	Unavoidable Adverse Effects of Fire Protection and Law Enforcement.	97
J.	LIQUID AND SOLID WASTE DISPOSAL	
1.	Liquid Waste	
	Existing Facilities	46
	See Housing Standards - Provisions for Sewage Disposal	a-v
2.	Solid Waste Disposal	
	Estimated Tons Per Year for Project	7
	Existing Facilities	46
	Impact of Project on Solid Waste Disposal Site.	70
K.	PUBLIC UTILITIES	
	Energy - Description.	7
	Gas and Electric Existing Facilities.	45
	Cable Television.	45
	Telephone - Existing Facilities	46
	Impact on Power Requirements.	69
	Mitigation - All Utilities.	90
	Gas - Mitigation.	98
	Energy Alternative.	102
	Developer's Proposal.	19a
	Electricity and Gas - P.G. & E. Comment	24a
	Solar Energy - Article.	214a
	Lighting for Tennis Courts.	215a
V.	CIRCULATION	
A.	EXISTING STREETS	
	Traffic Counts and Distances from Selected Points	35
	Impact of Project on Existing Roads	67

B.	PROPOSED STREETS AND ROADS	
	Unavoidable Adverse Effects	97
	Developer's (Engineer's) Proposal	21a
C.	EXISTING NAMES AND NUMBERS	
	Description of Project.	1
D.	PROPOSED NAMES AND NUMBERS	
E.	PROPOSED WIDTHS WITH REFERENCE TO PROSPECTIVE STANDARDS FOR:	
1.	Construction	
	Standards	6
	Impact Caused by Paved Areas.	59
	Mitigation.	87
	Required Parking.	69
	Developer's Proposal.	21a
2.	Maintenance	
	Proposed Private Roads.	2 & 4
	Developer's Proposal.	21a
F.	OTHER TRANSPORTATION FACILITIES - PUBLIC OR PRIVATE	
1.	Standards of Construction	
	Bus Stop Requirements	87
	Public Transportation	88
	Bike Routes	88
	Pedestrian Paths.	89
2.	Standards of Maintenance	
3.	Standards of Use	
	Project Impact May Require Public Transportation.	68
	Mitigation Required to Reduce Impact.	87
	Bike Riding and Hiking Trails	90

VI. HOUSING STANDARDS FOR POPULATION AND BUILDING DENSITY

A.	LOT SIZE	
	Housing Characteristics - Kern County	55
B.	PERMISSIBLE TYPES OF CONSTRUCTION	
	General Description	28
	Impact of Project on Aesthetics	65
	Design Considerations to Mitigate Impacts	78
	Site Planning Mitigation.	84
	Building Materials - Height Orientation - Mitigation.	84
	Landscaping - Mitigation.	85
	Construction - Mitigation	91
	Grading	5
	Developer's (Engineer's) Proposal	20a

C. ILLUMINATION

General Description	29
Impact of Illumination on Area.	66
Mitigation of Impact.	85
Unavoidable Adverse Effects	96

D. PROVISIONS FOR WATER SUPPLY

Water Consumption - Estimated	6
Existing Facilities	46
Impact of Water Supply on Kern River.	71
Domestic Water Analysis (Hornkohl Lab).	124
Temporary Permit from Health Department	37a
Proposed System - Olcese Water District	92a
Existing System - Proposed Connections.	197a

E. PROVISIONS FOR SEWAGE DISPOSAL

Existing Facilities	46
Design Considerations of Subsurface Disposal Fields	129
Sorption Capacity of Soil Mass.	133
Sorptive Capacity of Soils with One Pit Installed	134
Sorptive Capacity of Pits in Line	135
Sorptive Capacity of Rio Bravo Soil Mass.	136
Percolation of Waste Waters	137
Environmental Health Comments	7a
Developer's (Engineer's) Proposal	18a
Proposed Method - Winneberger Report.	50a
Impact of Waste Water Treatment	61a
Subsurface Wastewater Disposal System Design.	72a
Subsurface Wastewater Disposal System Design (Additional Comments - Winneberger)	88a
Percolation Tests	175a
Percolation Tests	193a
Boring Log No. 1.	194a
Boring Log No. 2.	195a

F. PROVISIONS FOR STORM WATER DRAINAGE

General Climate Description	14 & 144
Quantitative Climatology.	16
Climate Data - Meadows Field.	17
Surface Hydrology	18
Description of Area and Precipitation	43
Impact of Project on Drainage System.	69
Mitigation of Impact.	89
Unavoidable Adverse Effects	97
Alternatives.	103
Climate and Surface Hydrology	118 & 147
Maximum Expected Runoff	213a

G. PROVISIONS FOR SOLID WASTE DISPOSAL

Estimated Tons Per Year for Project	7
Existing Facilities	46
Impact of Project on Solid Waste Disposal Site.	70

VII. CONSERVATION

A. CONSERVATION - DEVELOPMENT AND UTILIZATION OF NATURAL RESOURCES

1. Underground Waters.	19
Description of Percolation and Effect	60
Proposals to Mitigate Impacts	78
Unavoidable Adverse Effects	94
Water Quality Aspects	111
Groundwater - Clarification	117
Groundwater	118
Effect of Project on Water Quality of Kern River.	125
Groundwater - Comments.	146-148
Regional Water Quality Control Board Report	153
Regional Water Quality Control Board Requirements	11a
Regional Water Quality Control Board - Waste Discharge Requirements - Order No. 75-194.	33a
Monitoring Requirements	36a
Discussion of Type of Waste Disposal - Winneberger.	50a
Waste Water Management.	61a
2. Surface Waters.	18
Possible Contamination Through Use of Nutrients and Pesticides	59
Impact of Liquid Wastes on Surface Waters	70
Proposal to Mitigate Impact	78
Unavoidable Adverse Effects	94
Climate and Surface Hydrology	118
Effect of Project on Water Quality.	118
General Climate	144
Climate and Surface Hydrology Comment	147
3. Forests	
4. Vegetation and Soils	
a. Soils:	
General Description	20 & 61
Geology - Correction Soils Depths	114
Soils Analysis - H. R. Feder.	120
Depth of Alluvium	143
General Description Project Area.	137a
General Geology	138a
Soils Report and Foundation Investigation	153a
Conclusions and Recommendations	155a
Recommended Specifications for Earthwork.	160a
Description of Soils Conditions	176a
b. Vegetation	
Vegetation Types.	21
Summary of Vegetation at Project.	24
Percentage of Vegetative Types.	Follows 24
Vegetational Transects.	Follows 24

	Impact of Project on Vegetation	63
	Proposals to Mitigate Vegetation Removal.	82
	The Biotic Environment.	104a
	Assessment and Management of the Biotic Environment	115a
5.	Rivers, Creeks and Streams	
	Kern River Annual Flow.	Follows 19
6.	Fish and Wildlife	
a.	Fish	
	Fishery	96a
	Impact on Fish by Operation of Treatment Plant. . .	100a
	Proposed Mitigation	101a
b.	Wildlife	
	General Description	25
	Summary of Animal Life at Project	27
	Impact of Project on Wildlife	64
	Proposal to Mitigate Animal Disruption.	83
	Unavoidable Adverse Effects	95
	Assessment - Wildlife Resources	110a
7.	Archaeology	
	General Description	49
	Impact of Project	73
	Proposed Mitigation	91
B.	STANDARDS FOR FLOOD CONTROL	
	Impact on Drainage System	69
	Mitigation.	89
	Unavoidable Adverse Effects	97
	Alternatives.	103
	Maximum Expected Runoff	213a
C.	STANDARDS FOR PREVENTION AND CONTROL OF POLLUTION OF RIVERS, STREAMS, AND CREEKS	
	Possible Contamination of Kern River Through Use of Nutrients and Pesticides.	59
	Effect of Project on Water Quality of the Kern River. . . .	125
D.	STANDARDS RELATING TO LAND USE IN STREAM CHANNELS AND OTHER AREAS WHICH AFFECT:	
	1. Fish.	101a
	2. Wildlife.	83
	3. Other Natural Resources	
E.	STANDARDS FOR PREVENTION, CONTROL, AND CORRECTION OF SOIL EROSION CAUSED BY:	
	1. Subdivision Roads	58
	2. Other Sources	61 to 63

Proposals to Mitigate	80
Unavoidable Adverse Effects	95

F. STANDARDS OF PROTECTION OF WATERSHED AREAS

VIII. OPEN SPACE

A. NATURAL RESOURCE LANDS

1. Botanic Communities (See Conservation - Development and Utilization of Natural Resources - Vegetation and Soils)a-vi
2. Wildlife Habits (See Conservation - Development and Utilization of Natural Resources - Fish and Wildlife).a-vii
3. Mineral Resources, including:
 - a. Petroleum - Archaeology/History 49
 - b. Construction Materials
 - c. Minerals
4. Soils (See Conservation - Development and Utilization of Natural Resources - Vegetation and Soils)a-vi
5. Forests
6. Water, including:
 - a. Watersheds
 - b. Water Sources (See Conservation - Conservation, Development, and Utilization of Natural Resources - Underground Waters, Surface Waters, and Housing Standards, Water Supply).a-vi
 - c. Hydroelectric Powera-v
 - Energy Description. 7
 - Impact on Power Requirements. 69
 - Energy Alternative. 102
 - d. Groundwater Recharge (See Conservation - Conservation, Development, and Utilization of Natural Resources - Underground Water)a-vi
 - e. Water Use (See Conservation - Conservation, Development, and Utilization of Natural Resources - Surface Waters; and Housing Standards, Water Supply).a-vi & a-v

B. AGRICULTURAL LANDS

1. Intensive - N.A.
2. Extensive - N.A.

C. RECREATION LAND

1. County Parks

Local - N.A.

Regional (See Land Use - Recreational Facilities)a-ii

2. City Parks - N.A.

3. State Parks - N.A.

4. Federal Parks and Lands - N.A.

5. Private Lands (See Land Use - Recreation)a-ii

IX. SCENIC LANDS

A. VISTAS

Description of Environmental Setting.i-10

General Description 28

Impact of Project on Aesthetics 65

Visual Impact of Project. 57

Visual Impact - Mitigation. 77

Site Planning Mitigation. 84

Building Materials and Height Orientation Mitigation. 84

Landscaping Mitigation. 85

Unavoidable Adverse Effects 93

B. HIGHWAYS

X. SAFETY-SEISMIC SAFETY

A. FLOODING

Kern River Annual FlowsFollows 19

B. SEISMIC

Geology Report. 11

Topography, Geology - Seismology, Description 57

Topography, Geology - Seismology, Mitigation. 77

Unavoidable Adverse Impacts 93

Seismology - Clarification. 114

Seismic - Public Works' Comment 14a

Engineering Geology - H. R. Feder 134a

Conclusions and Recommendations Re: Seismic 136a

General Geology 138a

C. MUDSLIDES

XI. NOISE

General Description 30

Projected Impact. 66

Proposed Mitigation 86

DEIR - Comments, Health Department. 3a-10a

FEIR - Comments, Health Department. 166

XII. AIR QUALITY

General Description	30
Projected Impact.	66
Proposed Mitigation	86
Comment - State Air Resources Board	154
Comments and Recommendations - Health Department.	170

GRAPHICS

REGIONAL MAP - follows pg. 1
VICINITY MAP - follows pg. 1
LOCATION MAP - follows pg. 1
SPECIFIC PLAN MAP - follows pg. 9
TENNIS RANCH LAYOUT - follows pg. 9
MOTEL & CONDOMINIUMS - follows pg. 9
SCHEMATIC GRADING PLAN - CONDO.
TYPICAL LAYOUTS AND FLOOR PLANS - CONDO. UNITS
SCHEMATIC OF TYPICAL LAYOUT
CONDO. UNIT ARRANGEMENTS
SEISMIC HAZARD & TOPOGRAPHY - follows pg. 13
SEISMIC HAZARD & TOPOGRAPHY LEGEND - follows pg. 13
EARTHQUAKE EPICENTERS - CLAY SOIL SHALLOW - follows pg. 13
EARTHQUAKE EPICENTERS - WATER-SELECTED FAULTS - follows pg. 13
EARTHQUAKE EPICENTERS LEGEND - follows pg. 13
SURFACE GEOLOGY - follows pg. 13
PRECIPITATION CONTOURS - follows pg. 17
EVAPOTRANSPIRATION - follows pg. 17
AVERAGE SEASONAL SNOWFALL - follows pg. 17
JANUARY MEAN MIN. TEMP.
JULY 11 MAX.
FLOOD HAZARD MAP
MAP OF SOIL TYPES - follows pg. 20
DISTRIBUTION OF OXIDANTS - follows pg. 30
DISTANCES TO SELECTED SITES FROM PROJECT LOCATION - follows pg. 36
ZONE MAP 104-4 - follows pg. 40
LAND USE ELEMENT - follows pg. 40
EXIST-CATCHMENT DRAINAGE PATTERN - follows pg. 45
NOISE SHIELD NEAR RESIDENCES - FLAT TERRAIN - follows pg. 8a
EPICENTER MAP - follows pg. 15a
SEEPAGE PIT DETAIL - follows page 87a
REGIONAL GEOLOGY - CALIF. DIV. OF MINES - follows pg. 144a
STRUCTURE ON FIRST SANDS - follows pg. 145a
EPICENTERS - EARTHQUAKE IN KERN COUNTY - 1952 - follows page 146a
EPICENTERS - EARTHQUAKE - C.D.W.R. BULL. 116-2 - follows pg. 147a
EARTHQUAKES IN KERN COUNTY 1952 - MOD. MERCALLI SCALE - follows pg. 148a
EARTHQUAKES IN KERN COUNTY 1952 - DIV. OF MINES - BULL. 171, 1955 - follows pg. 149a
CRUSTAL MOVEMENT INVESTIGATIONS - C.D.M. & G. 1972 - follows pg. 150a
SECTION A-A - follows pg. 151a
MAP OF SOILS TYPES, PROPOSED USE & TEST LOCATIONS - follows page 196a
MAP OF OLCESE WATER DISTRICT PIPELINE SYSTEM - follows pg. 198a

77 024114

U.C. BERKELEY LIBRARIES



C123317323

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
109 PHILOSOPHY HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CA 94720

